



ANLABY HOUSE, BOUNDARY STREET, LONDON, E2
£475,000 LEASEHOLD

STYLISH WAREHOUSE CONVERSION WITH MEZZANINE BEDROOM IN PRIME SHOREDITCH LOCATION

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DESCRIPTION:

This stylish one-bedroom apartment is set within Anlaby House, an attractive warehouse conversion on Boundary Street, ideally positioned on the edge of the Shoreditch Triangle. Offering approximately 580 sq ft of well-proportioned living space, the property seamlessly blends industrial character with modern comfort.

Located on the first floor of the building, the apartment features a bright and spacious living area, complemented by a separate kitchen that provides both functionality and defined entertaining space. The standout mezzanine-level bedroom adds a unique architectural element, enhancing the sense of volume while maintaining a cosy, private retreat.

Perfectly situated, the property is within easy reach of Spitalfields, Columbia Road and the City, placing a wide array of vibrant markets, boutiques, restaurants and transport links right on your doorstep.

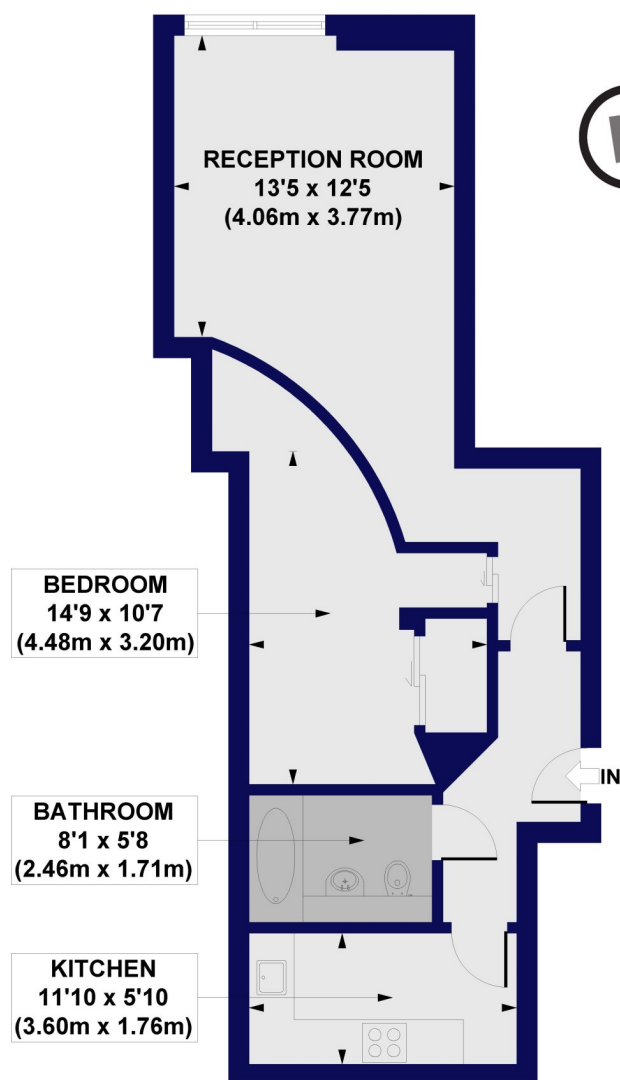
This is an excellent opportunity to acquire a distinctive home in one of East London's most sought-after and dynamic neighbourhoods.

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Anlaby House, Boundary Street, E2
 Approx. Gross Internal Floor Area 580 sq. ft / 53.93 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250494>

Tenure: Leasehold

Term: 110 year and 10 months (Subject to change)

Service Charge: £2000 per annum (approx.)

Ground Rent: £ 500 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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